



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2019-182

June 30, 2020

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**REQUEST**

Current Zoning: I-1 (light industrial)  
Proposed Zoning: INST (CD) (institutional, conditional)

**LOCATION**

Approximately 9.9 acres located on the west side of Statesville Road, across from Gibbon Road, east side of Interstate 77.  
(Council District 2 - Graham)

**PETITIONER**

Carolina Center for Recovery, LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *Northeast District Plan (1996)*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends industrial uses.

However, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- This petition proposes a conditional rezoning to INST(CD) to accommodate a health institution on the site.
- Although the proposal is inconsistent with the specific recommendation in the area plan, the plan does not provide specific guidance for institutional and medical land uses.
- The center will take place in an existing building on the site and will have space for about 100 beds. The petitioner does not plan to build any additional buildings on the site.
- While the Northeast District Plan recommends industrial uses on this site as the future land use, the I-1 zoning also allows for similar uses to the use put forth in this petition, such as medical clinics by right, and short-term care facilities provided they meet certain design requirements.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan*, from light industrial use to an institutional use for the site.

Motion/Second: Gussman / Kelly  
Yeas: Gussman, Ham, Kelly, Nwasike, Spencer,  
Watkins, and Wiggins  
Nays: None

Absent: None  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225